

MULTIFAMILY

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Upper East Side Report

A quarterly analysis of multifamily sales
in Upper East Side, Manhattan

1ST QUARTER 2016

Multifamily Market Report, Q1 2016

Upper East Side, Manhattan

SUMMARY

SALES VOLUME

\$397M

-2% Y-o-Y

NO. OF TRANSACTIONS

11

-48% Y-o-Y

AVERAGE PRICE/UNIT

\$803K

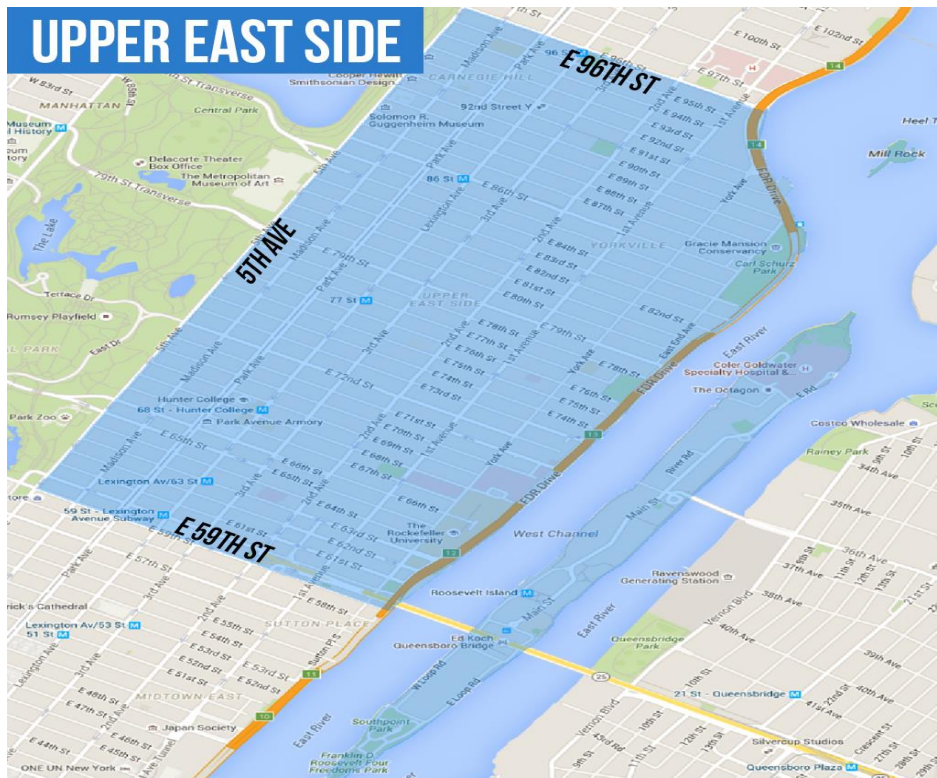
27% Y-o-Y

AVERAGE PRICE/SQ. FT.

\$813

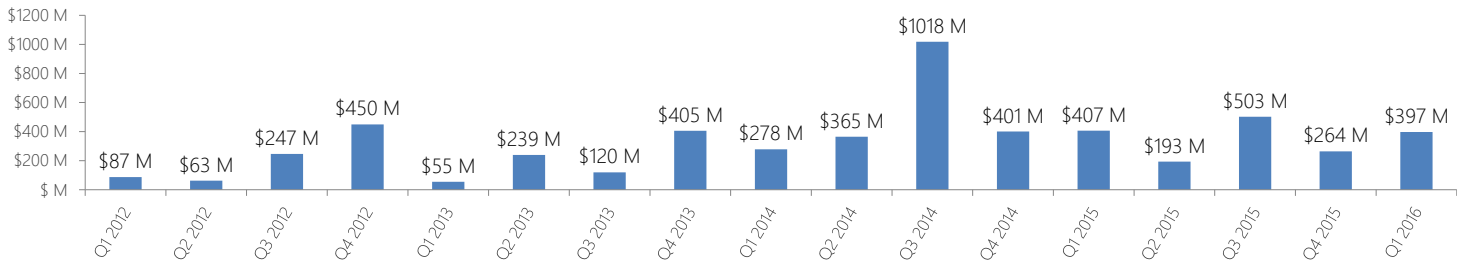
-41% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

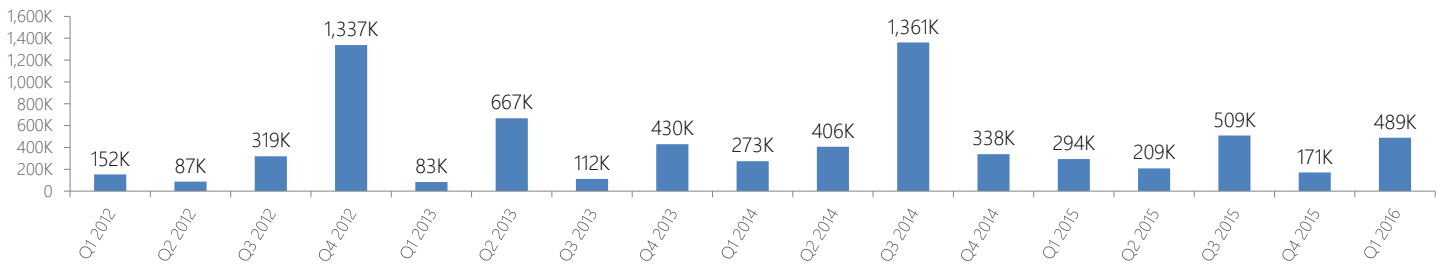


MULTIFAMILY STATS

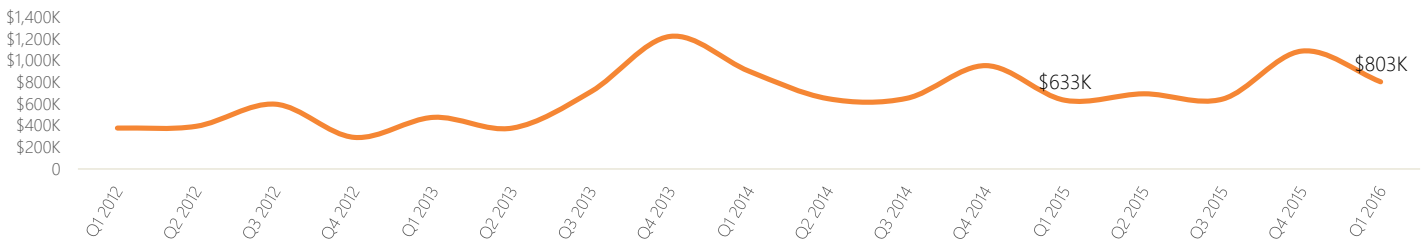
Sales Volume



Total Sq. Ft.

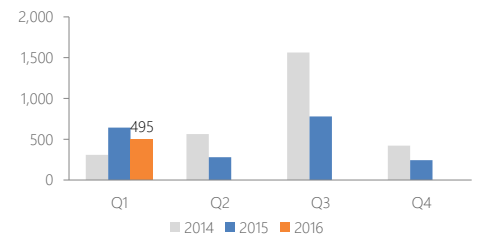


Average Sale Price per Unit



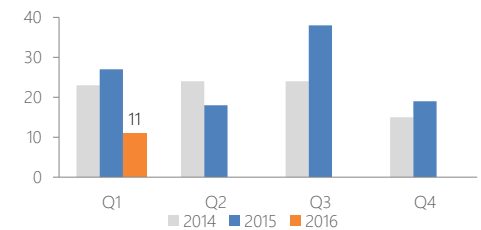
Number of Units Sold

Quarter	2014	2015	2016
Q1	309	642	495
Q2	563	279	
Q3	1,563	780	
Q4	421	243	



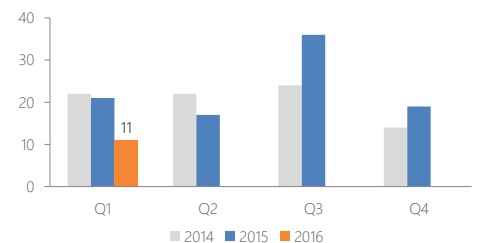
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	23	27	11
Q2	24	18	
Q3	24	38	
Q4	15	19	

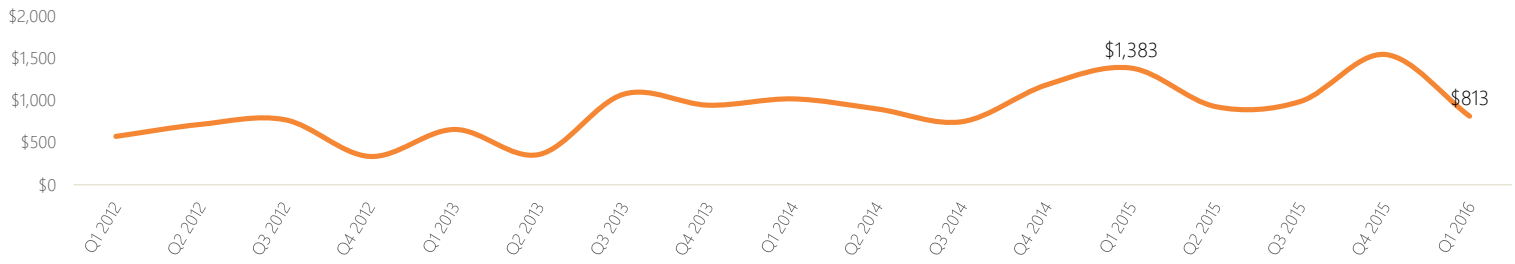


Number of Transactions

Quarter	2014	2015	2016
Q1	22	21	11
Q2	22	17	
Q3	24	36	
Q4	14	19	



Average Price per Square Foot



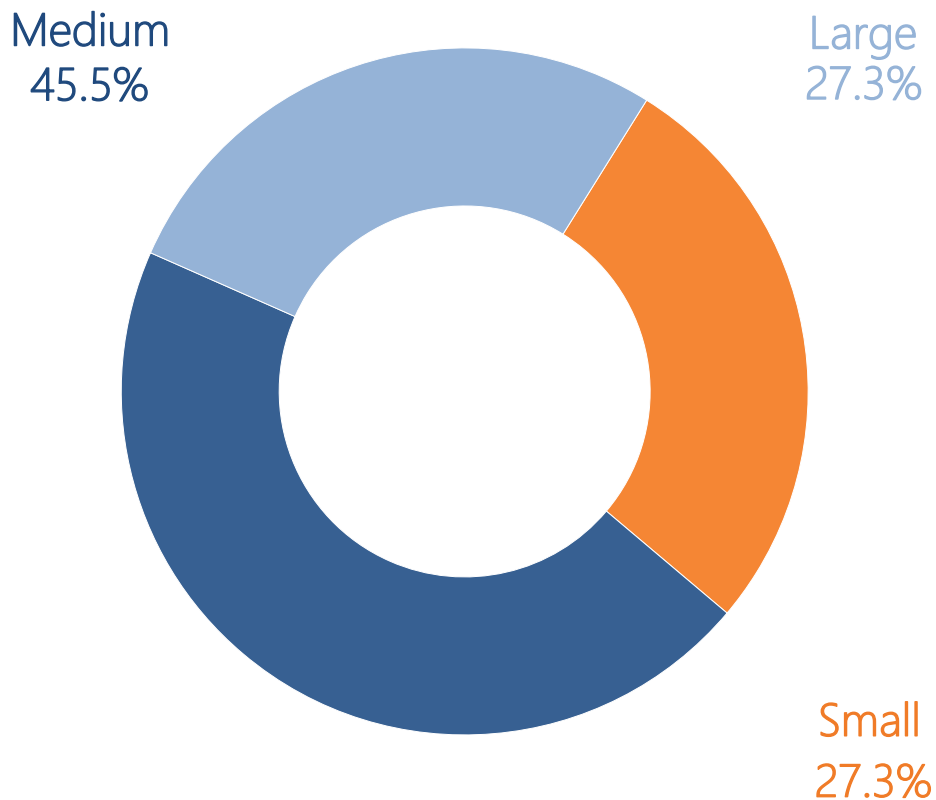
MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$1,216,667	26%	\$1,035	-89%	\$21,900,000	21,161	3	3	18
Medium	\$551,071	26%	\$1,004	34%	\$38,575,000	38,430	5	5	70
Large	\$828,010	28%	\$785	-4%	\$337,000,000	429,317	3	3	407

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

Number of Sold Buildings by Size



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
1191 2 Ave	09-Mar-16	\$180,000,000	Large multifamily	191	\$942,408	207,284	\$868	No
1347 1 Ave	09-Mar-16	\$130,000,000	Large multifamily	145	\$896,552	173,031	\$751	No
326 E 82 St	15-Jan-16	\$27,000,000	Large multifamily	71	\$380,282	49,002	\$551	No
1664 3 Ave	20-Jan-16	\$9,750,000	Small multifamily	9	\$1,083,333	13,003	\$750	No
221 E 94 St	19-Feb-16	\$9,750,000	Medium multifamily	20	\$487,500	9,735	\$1,002	No
1363 1 Ave	25-Jan-16	\$9,400,000	Medium multifamily	10	\$940,000	6,000	\$1,567	No
334 E 90 St	17-Mar-16	\$7,600,000	Medium multifamily	20	\$380,000	8,590	\$885	No
331 E 89 St	15-Mar-16	\$7,325,000	Medium multifamily	10	\$732,500	8,090	\$905	No
166 E 83 St	22-Feb-16	\$6,400,000	Small multifamily	3	\$2,133,333	3,242	\$1,974	No
301 E 81 St	01-Feb-16	\$5,750,000	Small multifamily	6	\$958,333	4,916	\$1,170	No
322 E 79 St	06-Jan-16	\$4,500,000	Medium multifamily	10	\$450,000	6,015	\$748	No